

# COUNTY OF SAN DIEGO TRACT No. 5364-TE

SHEET 1 OF 1 SHEETS

PRELIMINARY TITLE REPORT FOR THIS LAND DIVISION FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 930016066-USO BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 2 IN THE SUBDIVISION OF TRACT "D" OF PARTITION OF RANCHO MONSERATE, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 821, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 25, 1896 FOR A COMPLETE METES AND BOUNDS DESCRIPTION OF THE BOUNDARY OF THIS SUBDIVISION, SEE TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE PUBLIC WORKS DIRECTOR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

## SLOPE ANALYSIS:

PERCENT OF SLOPE OVER 25% 0%  
PERCENT OF SLOPE OVER 12% 9.70%  
PERCENT OF SLOPE OVER 6% 25%  
PERCENT OF SLOPE OVER 3% 12.78%  
PERCENT OF SLOPE OVER 1% 8.36%  
PERCENT OF SLOPE OVER 0% 8.92%  
PERCENT OF SLOPE OVER 0% 8.15%  
PERCENT OF SLOPE OVER 0% 14.11%

LEGEND:  
BIOFILTRATION BASIN - 760 S.F. MIN.  
MIN. 10" PREBOARD  
CONCRETE PAVERS  
EARTHEN BROW DITCH  
NO. 2 BACKING RIP-RAP  
(UNLESS NOTED OTHERWISE)



TYPICAL LOT GRADING

NO SCALE

EXISTING 8" WATERLINE

EXISTING 12" WATERLINE

EXISTING 16" WATERLINE

EXISTING 20" WATERLINE

EXISTING 24" WATERLINE

EXISTING 30" WATERLINE

EXISTING 36" WATERLINE

EXISTING 42" WATERLINE

EXISTING 48" WATERLINE

EXISTING 54" WATERLINE

EXISTING 60" WATERLINE

EXISTING 66" WATERLINE

EXISTING 72" WATERLINE

EXISTING 78" WATERLINE

EXISTING 84" WATERLINE

EXISTING 90" WATERLINE

EXISTING 96" WATERLINE

EXISTING 102" WATERLINE

EXISTING 108" WATERLINE

EXISTING 114" WATERLINE

EXISTING 120" WATERLINE

EXISTING 126" WATERLINE

EXISTING 132" WATERLINE

EXISTING 138" WATERLINE

EXISTING 144" WATERLINE

EXISTING 150" WATERLINE

EXISTING 156" WATERLINE

EXISTING 162" WATERLINE

EXISTING 168" WATERLINE

EXISTING 174" WATERLINE

EXISTING 180" WATERLINE

EXISTING 186" WATERLINE

EXISTING 192" WATERLINE

EXISTING 198" WATERLINE

EXISTING 204" WATERLINE

EXISTING 210" WATERLINE

EXISTING 216" WATERLINE

EXISTING 222" WATERLINE

EXISTING 228" WATERLINE

EXISTING 234" WATERLINE

EXISTING 240" WATERLINE

EXISTING 246" WATERLINE

EXISTING 252" WATERLINE

EXISTING 258" WATERLINE

EXISTING 264" WATERLINE

EXISTING 270" WATERLINE

EXISTING 276" WATERLINE

EXISTING 282" WATERLINE

EXISTING 288" WATERLINE

EXISTING 294" WATERLINE

EXISTING 300" WATERLINE

EXISTING 306" WATERLINE

EXISTING 312" WATERLINE

EXISTING 318" WATERLINE

EXISTING 324" WATERLINE

EXISTING 330" WATERLINE

EXISTING 336" WATERLINE

EXISTING 342" WATERLINE

EXISTING 348" WATERLINE

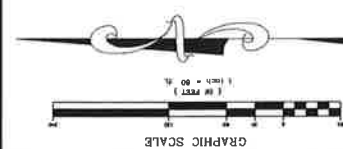
EXISTING 354" WATERLINE

EXISTING 360" WATERLINE

EXISTING 366" WATERLINE

EXISTING 372" WATERLINE

EXISTING 378" WATERLINE



GRAPHIC SCALE

NO SCALE

EXISTING 8" WATERLINE

EXISTING 12" WATERLINE

EXISTING 16" WATERLINE

EXISTING 20" WATERLINE

EXISTING 24" WATERLINE

EXISTING 30" WATERLINE

EXISTING 36" WATERLINE

EXISTING 42" WATERLINE

EXISTING 48" WATERLINE

EXISTING 54" WATERLINE

EXISTING 60" WATERLINE

EXISTING 66" WATERLINE

EXISTING 72" WATERLINE

EXISTING 78" WATERLINE

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RESOLUTION OF SAN DIEGO COUNTY)  
CONDITIONALLY APPROVING                    )  
TENTATIVE MAP NO. 5364                    )

WHEREAS, Tentative Map No. 5364 proposing the division of property located at 2045 Green Canyon Road, Fallbrook and generally described as:

That portion of lots 1 and 2 in the subdivision of tract "D" of a portion of Rancho Monserate per Map No. 821 more particularly described as follows: Parcels A, B, C & D of Division of Land Plat No. 106-220-3, dated 01/11/72, excepting therefrom parcels A, B, and C as shown on Boundary Adjustment No. B/C 03-0212

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on April 21, 2009; and

WHEREAS, on May 22, 2009, the Planning Commission of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan, the Fallbrook Community Plan, and the (2) Residential Land Use Designation of the Fallbrook Community Plan because it proposes a residential use type at a density of 1 dwelling unit per gross acre, which is consistent with the maximum density permitted by the (2) Residential designation;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of 1 acre in the A70 (Limited Agriculture) Use Regulation;

3. The design and improvements of the proposed subdivision comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the site is generally flat and minimal grading is needed to provide appropriately sized residential pads which do not require setback variances or impact sensitive resources;
5. The site is physically suitable for the proposed density of development because it has access to Green Canyon Road, is served with water by the Fallbrook Public Utility District, and can accommodate individual septic systems on each lot;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Mitigated Negative Declaration dated February 10, 2009;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the individual private subsurface sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources;

11. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance; and
12. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

IT IS FURTHER RESOLVED, DETERMINED, AND ORDERED, that based on these findings, said Tentative Map is hereby approved subject to the following conditions:

- A. The approval of this Tentative Map expires 36 months from the date of this resolution, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance

**PLEASE NOTE: Condition compliance, preparation of grading and improvement plans and final mapping may take a year or more to complete. Applicants are advised to begin this process at least one year prior to expiration of this Tentative Map.**

PLEASE NOTE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

## PLANS AND SPECIFICATIONS

### Street Improvements

1. Standard Conditions 1 through 10.
2. Specific Conditions:
  - a. Improve or agree to improve and provide security for Green Canyon Road (SC 71), a Circulation Element Light Collector, along the easterly boundary of Boundary Adjustment / Certificate of Compliance Plat B/C 03-0212 to a one-half graded width of thirty feet (30') with twenty feet (20') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and nine and one-half feet (9.5') wide Class II walkway/pathway with face of curb at twenty feet (20') from centerline. The centerline of Green Canyon Road shall be realigned as necessary to conform to County Public Light Collector Road Standards, with traffic striping, with traffic control, and with taper transitions constructed to meet existing improvements. All the foregoing shall be to the satisfaction of the Director of Public Works.
  - b. Improve or agree to improve and provide security for the private easement road, Street 'A', from Green Canyon Road improvements westerly to access driveways to Lots 6 and 7 to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike where necessary to control drainage. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred one (101) to seven hundred fifty (750) trips shall apply. All of the above shall be to the satisfaction of the Director of Public Works.
  - c. Hand-rake and compact asphalt concrete surfacing material to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.
  - d. Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that: "Physically, there is a minimum adequate unobstructed sight distance in both directions along Green Canyon Road from the proposed private easement road, Street A serving the project, for the prevailing operating speed of traffic on Green Canyon Road, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space

easement is not required. These certifications shall be to the satisfaction of the Director of Public Works.

- e. Terminate Street A at Lots 6 and 7 with a cul-de-sac graded to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with the face of dike at thirty-six feet (36') from the radius point to the satisfaction of the North County Fire Protection District and the Director of Public Works.
- f. If guarded access is used along Street A, improve it in accordance with San Diego County Design Standards DS-17, DS-18 or DS-19 to the satisfaction of the North County Fire Protection District, and the Director of Public Works. Gates installed across Street 'A' and emergency access road to conform to NCFPD standards for electric gates, to include opticom strobe sensor, exit loop detectors, battery backup, and knox key switch. Gate across emergency access road must be an electric gate, to conform to same standards as noted above.
- g. Posting and red stripe road less than thirty-six foot (36') improved width to the satisfaction of the North County Fire Protection District. Show this information on the Final Map as "Non Title Information".

#### Access/Flood Control

- 3. Standard Conditions 13 through 18.
- 4. Specific Conditions:
  - a. On-site and Off-site drainage easements shall be provided to the satisfaction of the Director of Public Works.
  - b. Comply with applicable storm water regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Storm water Management, and Discharge Control Ordinance (Ordinance No. 9926) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning storm water runoff. This requirement shall be to the satisfaction of the Director of Public Works.

- c. It is determined that the project includes category 2 post-construction BMPs, the applicant will be required to establish a maintenance agreement/mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

## FAIR HOUSING

- 5. Standard Condition 20.

## SANITATION

- 6. Standard Condition 22.
- 7. Specific Conditions:
  - a. Prior to recordation of a Final Map, the subdivider shall provide evidence that the existing septic system serving the existing home and guest house on parcel 5 of the Tentative Map has been abandoned and a new septic system has been installed to the satisfaction of the Director of Environmental Health.

## FIRE PROTECTION AND WATER SUPPLY

- 8. Standard Conditions 23.1 and 23.2.

## PLANNING AND ZONING ADMINISTRATION

- 9. Specific Conditions:
  - a. No lot shall contain a net area of less than one acre. [DPLU - Regulatory Planning Division]
  - b. Prior to approval of a Final Map, the subdivider shall provide evidence that the "existing barn to be removed" on parcel 4 of the Tentative Map has been removed to the satisfaction of the Director of Public Works.

## DEVELOPMENT IMPACT FEES

- 10. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private road improvements.
- b. Deposit with the County Department of Public Works \$220.00. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.

## FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

### Streets and Dedication

#### 11. Specific Conditions:

- a. Prior to approval of the Final Map, cause to be granted that portion of Green Canyon Road (SC 71), a Circulation Element Light Collector, which lies within the boundary of the related Boundary Adjustment / Certificate of Compliance Plat B/C 03-0212 to a one-half width of thirty feet (30') each side of centerline in accordance with Public Light Collector Road Standards, together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.
- b. Contact the Department of Public Works to determine the desired location of the centerline for Green Canyon Road (SC 71), which is shown on the Circulation Element of the County General Plan as a Light Collector. The following shall be shown on the Final Map:
  - (1) The centerline location as approved by the Department of Public Works.
- c. Because private roads are approved as a condition of this subdivision, the following shall apply:
  - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.



- (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to each private road, and place a note on the Final Map as to the final title status of said roads.
  - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- d. If the private roads are separate lots, they shall have lot numbers consecutive with the other lot numbers.
- e. Road widths less than thirty-six foot (36') improved width will require posting and red striping to the satisfaction of the North County Fire Protection District. This information shall be shown on the Final Map as "Non Title Information".
- f. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- g. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations with first order accuracy to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811).
- h. The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of first order accuracy as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811 and 81.506(j)).

## MISCELLANEOUS

- 12. Standard Conditions 25-29.

## WAIVER AND EXCEPTIONS

Said subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required Ordinances of San Diego County except for a waiver or modification of the:

### A. Standard Condition(s) for Tentative Maps:

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 12: Said condition pertains to projects with dedicated trail easements. The proposed pathway along Green Canyon Road is within the road right-of-way and will not be dedicated.
- (4) Standard Conditions 19 (a-e): Said conditions pertain to projects for which lot grading is required. No grading plan is required because no lot grading is proposed.
- (5) Standard Condition 21: Said condition pertains to projects that propose to be served by a public sewer system. This project will use private subsurface sewage disposal systems.
- (6) Standard Condition 23.3: Said condition pertains to satisfying requirements of the California Department of Forestry and Fire Protection. This project is located within the boundaries of the North County Fire Protection District.
- (7) Standard Condition 24: This condition pertains to projects located outside the boundaries of a fire protection agency. This project is located within the boundaries of the North County Fire Protection District.

- (8) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

#### Miscellaneous

The following shall be the Mitigation Monitoring or Reporting Program for TM 5364, Daniels Tentative Map.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

#### A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

Payment of the TIF will be required prior to building permit on each lot.

**NOTICE** - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on May 22, 2009.

**NOTICE:** Low Impact Development (LID) requirements apply to all priority projects as of March 25, 2008. These requirements can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit:

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

The draft LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. You can access the Handbook at the following DPLU web address:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

**NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit must be implemented beginning March 25, 2008. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit:

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

All priority projects must minimize directly connected impervious areas and promote biofiltration. Section 67.812 includes the minimal site design requirements that project applicants must address and implement. These can be summarized into the following four requirements: Disconnect impervious surfaces, Design impervious surfaces to drain into properly designed pervious areas, Use pervious surfaces wherever appropriate, Implement site design BMPs. The applicant / engineer must determine the applicability and feasibility of each requirement for the proposed project and include them in the project design, unless it can be adequately demonstrated which (if any) of the requirements do not apply.

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** - Fish and Game Fees have been paid in the amount of \$1,993.00 for the review of the Mitigated Negative Declaration, Receipt number 365206 dated 1/12/09.

ON MOTION of Commissioner Brooks, seconded by Commissioner Pallinger, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 22nd day of May 2009,

in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:

AYES: 6 - Brooks, Day, Norby, Pallinger, Riess, Woods

NOES: 0 - None

ABSENT: 1 - Beck

[NOTE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance to the appellant body and/or the Board of Supervisors. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body.]

DPL/WP 001-TM (06/13/08)



**MARK WARDLAW**  
*Director*

**DARREN GRETLER**  
*Assistant Director*

**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

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**COMMISSIONERS**

Bryan Woods (Chairman)  
Michael Beck (Vice Chairman)  
Douglas Barnhart  
Leon Brooks  
Peder Norby  
David Pallinger  
Michael Sellar

January 22, 2015

REFERENCE: TENTATIVE MAP SUBDIVISION PDS2014-TM-5364R

**REVISED MAP**

**NOTICE OF ACTION OF  
THE PLANNING COMMISSION APPROVING A REVISED MAP  
FOR TENTATIVE MAP PDS2014-TM-5364R**

On the above date, the Planning Commission adopted this decision approving a Revised Map for the above referenced Tentative Map.

PLEASE NOTE THAT THE ONLY CHANGES (AMENDMENTS) HEREBY AUTHORIZED ARE AS FOLLOWS AND THAT ALL OTHER CONDITIONS REMAIN AS ORIGINALLY ADOPTED [Strikeout indicates deletion, underline indicates addition.]

Remove Condition C.2.a:

**2. Specific Conditions:**

- a. ~~Improve or agree to improve and provide security for Green Canyon Road (SG 71), a Circulation Element Light Collector, along the easterly boundary of Boundary Adjustment / Certificate of Compliance Plat B/C 03-0212 to a one-half graded width of thirty feet (30') with twenty feet (20') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and nine and one half feet (9.5') wide Class II walkway/pathway with face of curb at twenty feet (20') from centerline. The centerline of Green Canyon Road shall be realigned as necessary to conform to County Public Light Collector Road Standards, with traffic striping, with traffic control, and with taper transitions constructed to meet existing improvements. All the foregoing shall be to the satisfaction of the Director of Public Works.~~
- b. Improve or agree to improve and provide security for the private road easement road, Street 'A' Gray Rabbit Hollow Lane, from Green Canyon Road improvements westerly to access driveways to Lots 6 and 7 to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike where necessary to control drainage. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred one

(101) to seven hundred fifty (750) trips shall apply. All of the above shall be to the satisfaction of the Director of Public Works Planning & Development Services (PDS).

- c. Hand-rake and compact asphalt concrete surfacing material to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Planning & Development Services (PDS) Public Works.
- d. Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in the both directions along **Green Canyon Road** from the existing private road easement, Gray Rabbit Hollow Lane in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. This sight distance exceeds the required intersectional Sight Distance requirements of \_\_\_\_\_ feet as described in Table 5 based on a speed of \_\_\_\_\_ mph, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."  
~~"Physically, there is a minimum adequate unobstructed sight distance in both directions along Green Canyon Road from the proposed private easement road, Street A serving the project, for the prevailing operating speed of traffic on Green Canyon Road, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)".~~ If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. These certifications shall be to the satisfaction of the Director of Planning & Development Services (PDS) Public Works.
- e. ~~Terminate Street A~~ Gray Rabbit Hollow Lane at Lots 4, 5, 6, and 7 and 8 intersection with a cul-de-sac graded to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with the face of dike at thirty-six feet (36') from the radius point to the satisfaction of the North County Fire Protection District and the Director of Planning & Development Services (PDS) Public Works.

Remove Condition C.2.f:

- f. ~~If guarded access is used along Street A, improve it in accordance with San Diego County Design Standards DS-17, DS-18 or DS-19 to the satisfaction of the North County Fire Protection District, and the Director of Public Works. Gates installed across Street 'A' and emergency access road to conform to NCFPD standards for electric gates, to include opticom strobe sensor, exit loop detectors, battery backup, and knox key switch. Gate across emergency access road must~~

~~be an electric gate, to conform to same standards as noted above.~~

Revise Condition C.2.g as follows:

- g. Posting and red stripe road for "No-Parking" for less than thirty-six ~~feet~~ feet (36') improved width to the satisfaction of the North County Fire Protection District. ~~Show this information on the Final Map as "Non Title Information".~~

Revise the Section titled "Access/Flood Control" to "Drainage and Flood Control."

Remove Condition C.4.a:

4. Specific Conditions:

- a. ~~On-site and Off-site drainage easements shall be provided to the satisfaction of the Director of Public Works.~~

Revise Condition C.5.b as follows:

b. Comply with applicable storm water regulation at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Storm water Management, and Discharge Control Ordinance (Ordinance No. 10096 ~~9926~~) and all other applicable ordinance and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre required that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

Revise Condition C.9.a as follows:

9. Specific Conditions:

- a. No lot shall contain a net area of less than one acre. [DPLUPDS - Regulatory Project Planning Division]

Remove Condition C.9.b:

- b. ~~Prior to approval of a Final Map, the subdivider shall provide evidence that the "existing barn to be removed" on parcel 4 of the Tentative Map has been removed to the satisfaction of the Director of Public Works.~~

Remove Conditions C.11.a, b, c (2), d:

11. Specific Conditions:

- a. ~~Prior to approval of the Final Map, cause to be granted that portion of Green Canyon Road (SC 71), a Circulation Element Light Collector, which lies within the~~



~~boundary of the related Boundary Adjustment / Certificate of Compliance Plat B/C 03-0212 to a one half width of thirty feet (30') each side of centerline in accordance with Public Light Collector Road Standards, together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.~~

- b. ~~Contact the Department of Public Works to determine the desired location of the centerline for Green Canyon Road (SC 71), which is shown on the Circulation Element of the County General Plan as a Light Collector. The following shall be shown on the Final Map:~~
  - ~~(1) The centerline location as approved by the Department of Public Works.~~
- c. Because private roads are approved as a condition of this subdivision, the following shall apply:
  - ~~(2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to each private road, and place a note on the Final Map as to the final title status of said roads.~~
- d. ~~If the private roads are separate lots, they shall have lot numbers consecutive with the other lot numbers.~~

Revise Condition C.11.g and h as follows:

- g. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations with first order accuracy to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.844507).
- h. The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of first order accuracy as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.844507 and 81.506(j)).

Remove Standard Condition A(3):

- ~~(3) Standard Condition 12: Said condition pertains to projects with dedicated trail easements. The proposed pathway along Green Canyon Road is within the road right of way and will not be dedicated.~~
- .....

**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**NOTICE:** The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of 1 PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [PDS, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. Project design shall be in compliance with the new Municipal Permit regulations. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [DPW, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

ON MOTION of Commissioner Brooks, seconded by Commissioner Norby, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 22<sup>nd</sup> day of January, 2016, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: 7

NOES: 0

ABSENT: 0

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

[NOTE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.310 of the Subdivision Ordinance to the appellant body and/or the Board of Supervisors. No Final Map shall be approved, no grading permit issued, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10<sup>th</sup> day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body.]

cc: Geoffrey Daniels, 185 Farm to Market Ct, Whitefish, MT 59937  
Dave Lowen, 145 N. Melrose Dr #200, Vista, CA 92083

email cc: Ken Brazell, Team Leader, PDS  
David Sibbet, Planning Manager, PDS  
Fallbrook CPG